

The Plantation at Leesburg

US Highway 27, Leesburg, FL 34748



Retail - Food Service - Professional Office

For Lease or Sale

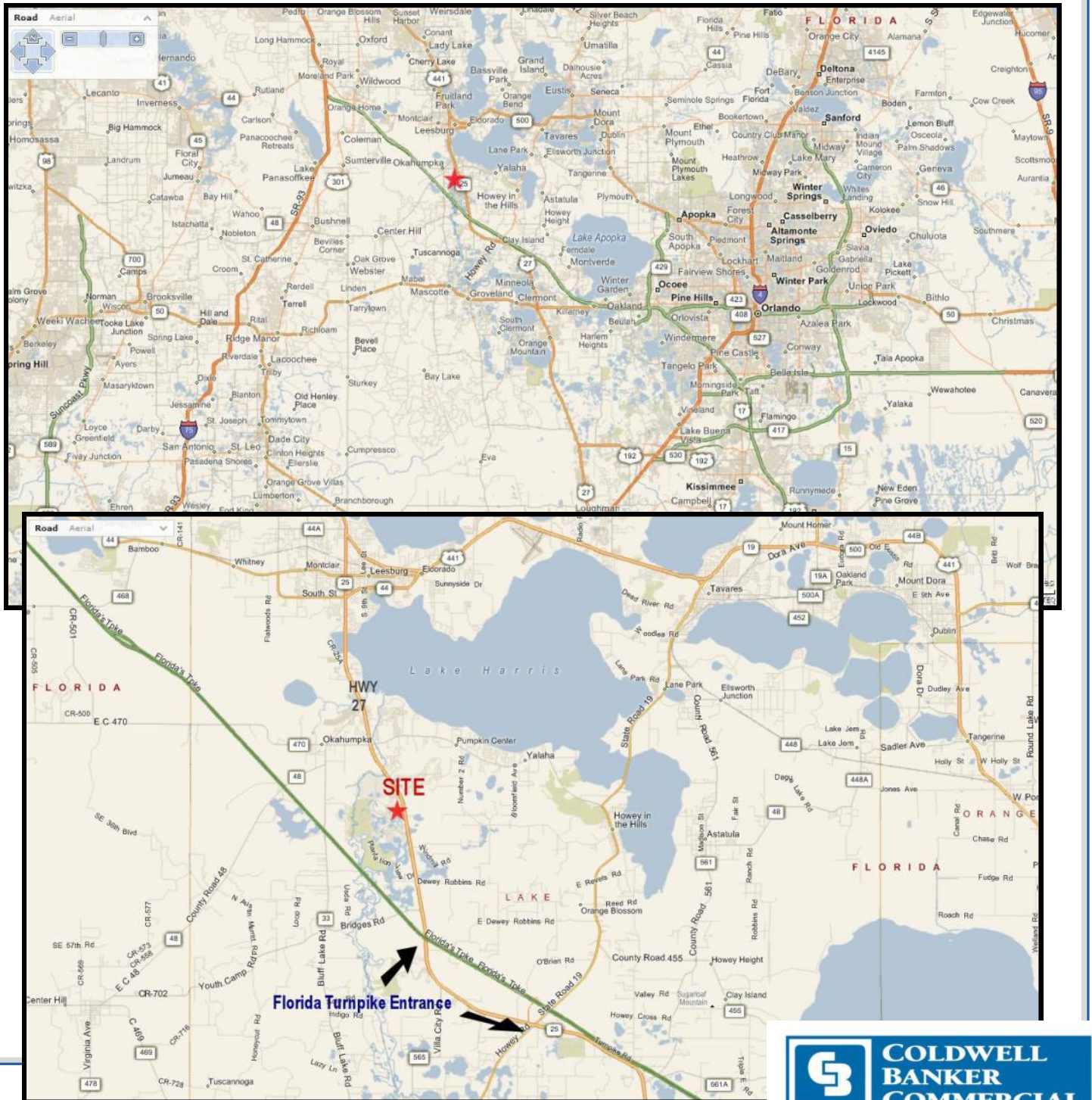
Prepared by:
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**COLDWELL
BANKER
COMMERCIAL**
Atlantic Properties
352-394-3993

731 E. Hwy 50, Suite B, Clermont, FL 34711
(352) 394-3993

Site Location

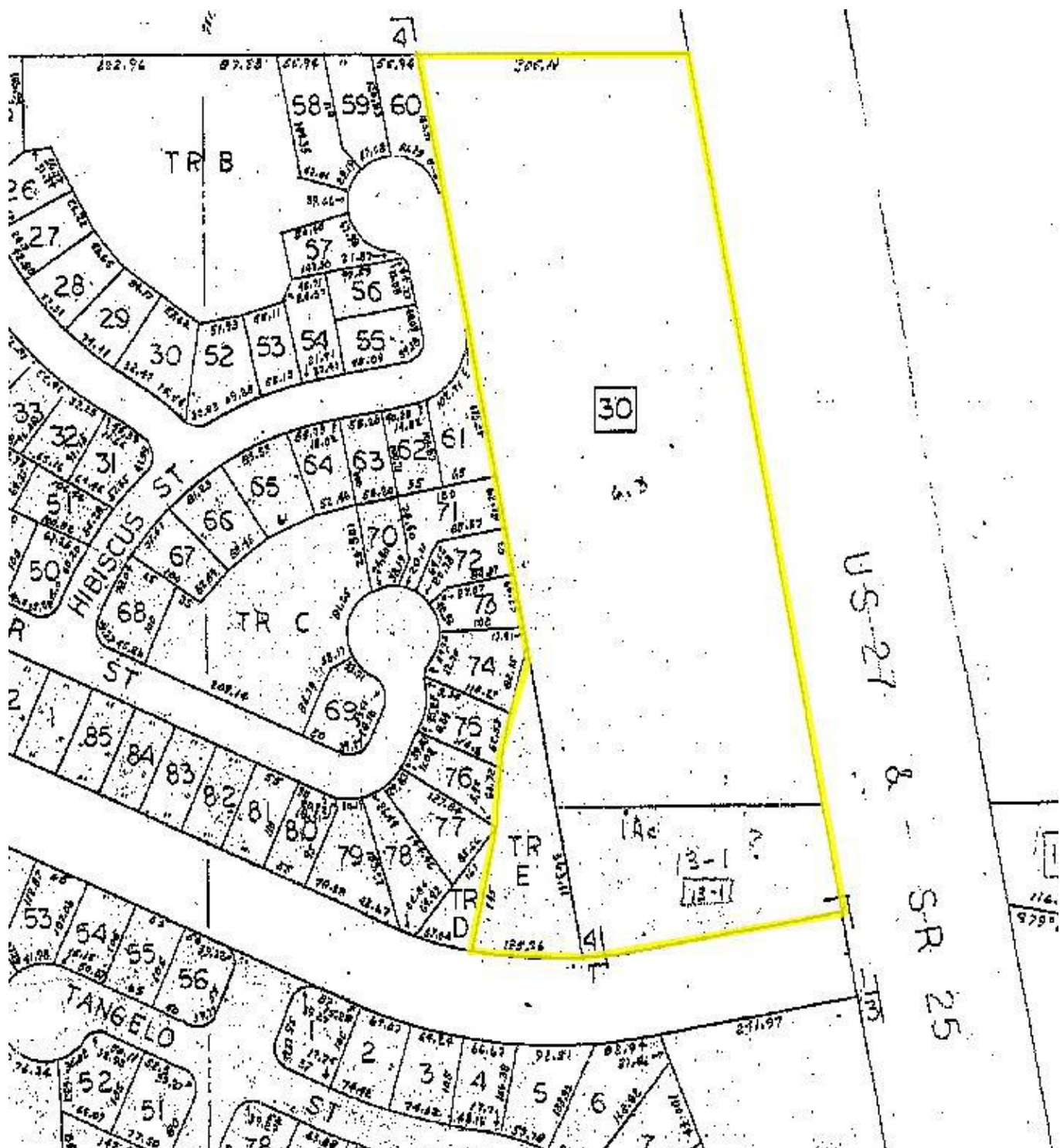
Located on US Highway 27 between Leesburg and Clermont, two Central Florida communities 35 miles west of Orlando, and just 2 miles north of the Florida Turnpike entrance, this site is ideal for retail, professional office or restaurant and is situated at the entrance to the 2800-home/4200-resident retirement community, The Plantation. This area has numerous other retirement and non-retirement communities. Highway 27 is a high-traffic road and the primary route for commuters from Leesburg to Orlando and the Disney area. Highway 27 is currently being widened to six lanes as will soon be the new route to the Walt Disney attraction area.

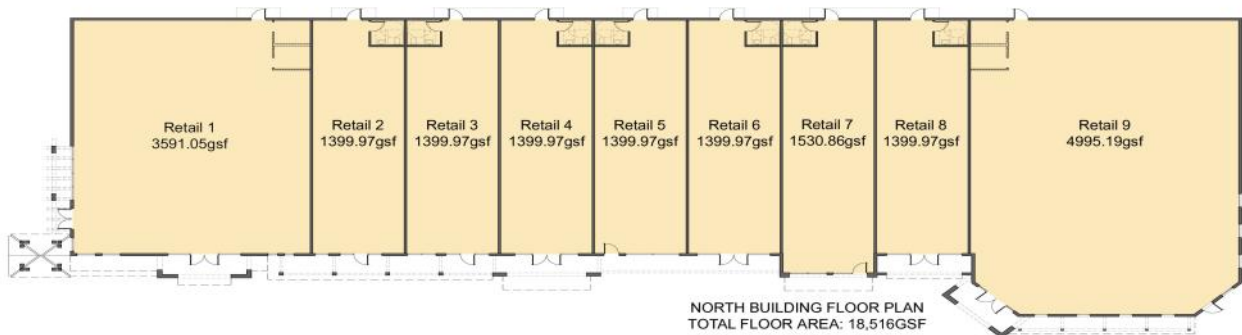


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PLANTATION PLAZA
FLOOR PLAN
US 27, Leesburg, Florida

COLDWELL BANKER COMMERCIAL
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Pop-Facts: Demographic Quick Facts Report

Plantation at Leesburg

Radius 1: US HIGHWAY 27 AT PLANTATION BLVD, LEESBURG, FL 34748, aggregate

Radius 2: US HIGHWAY 27 AT PLANTATION BLVD, LEESBURG, FL 34748, aggregate

Radius 3: US HIGHWAY 27 AT PLANTATION BLVD, LEESBURG, FL 34748, aggregate

Description	0.00 - 1.00 miles Radius 1		0.00 - 3.00 miles Radius 2		0.00 - 5.00 miles Radius 3	
		%		%		%
Population						
2013 Projection	3,412		11,522		23,283	
2008 Estimate	2,757		9,496		19,038	
2000 Census	1,726		6,319		12,340	
1990 Census	621		3,085		6,787	
Growth 1990 - 2000	177.94%		104.83%		81.82%	
Households						
2013 Projection	1,690		5,758		11,138	
2008 Estimate	1,371		4,775		9,205	
2000 Census	855		3,189		6,066	
1990 Census	269		1,501		3,193	
Growth 1990 - 2000	217.84%		112.46%		89.98%	
2008 Est. Population by Single Classification Race						
	2,757		9,496		19,038	
White Alone	2,640	95.76	9,029	95.08	17,687	92.90
Black or African American Alone	39	1.41	179	1.89	603	3.17
American Indian and Alaska Native Alone	5	0.18	14	0.15	34	0.18
Asian Alone	29	1.05	111	1.17	237	1.24
Native Hawaiian and Other Pacific Islander Alone	0	0.00	0	0.00	0	0.00
Some Other Race Alone	25	0.91	101	1.06	318	1.67
Two or More Races	18	0.65	62	0.65	159	0.84
2008 Est. Population Hispanic or Latino						
	2,757		9,496		19,038	
Hispanic or Latino	78	2.83	272	2.86	857	4.50
Not Hispanic or Latino	2,679	97.17	9,225	97.15	18,181	95.50
2008 Tenure of Occupied Housing Units						
	1,371		4,775		9,205	
Owner Occupied	1,294	94.38	4,521	94.68	8,550	92.88
Renter Occupied	76	5.54	255	5.34	655	7.12
2008 Average Household Size						
	2.01		1.99		2.07	
Description	0.00 - 1.00 miles Radius 1		0.00 - 3.00 miles Radius 2		0.00 - 5.00 miles Radius 3	
		%		%		%
2008 Est. Households by Household Income						
	1,371		4,775		9,205	
Income Less than \$15,000	93	6.78	386	8.08	798	8.67
Income \$15,000 - \$24,999	128	9.34	575	12.04	1,157	12.57
Income \$25,000 - \$34,999	186	13.57	718	15.04	1,361	14.79
Income \$35,000 - \$49,999	356	25.97	1,089	22.81	1,949	21.17
Income \$50,000 - \$74,999	327	23.85	1,071	22.43	2,109	22.91
Income \$75,000 - \$99,999	124	9.04	421	8.82	847	9.20
Income \$100,000 - \$149,999	110	8.02	349	7.31	662	7.19
Income \$150,000 - \$249,999	41	2.99	143	2.99	256	2.78
Income \$250,000 - \$499,999	5	0.36	15	0.31	47	0.51
Income \$500,000 and over	2	0.15	8	0.17	19	0.21
2008 Est. Average Household Income						
	\$57,433		\$55,249		\$55,649	
2008 Est. Median Household Income						
	\$46,744		\$44,757		\$44,900	
2008 Est. Per Capita Income						
	\$28,562		\$27,793		\$26,916	

RMP Opportunity Gap - Retail Stores 2008

Plantation at Leesburg

Radius 3: US HIGHWAY 27 AT PLANTATION BLVD, LEESBURG, FL 34748, 0.00 - 5.00 Miles, Total

Retail Stores	Demand (Consumer Expenditures)	Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	362,849,240	225,719,762	137,129,478
Motor Vehicle and Parts Dealers-441	60,827,533	55,568,168	5,259,365
Automotive Dealers-4411	31,790,719	48,507,896	3,282,823
Other Motor Vehicle Dealers-4412	3,937,320	4,735,522	(798,202)
Automotive Parts/Accurs, Tire Stores-4413	5,099,494	2,324,750	2,774,744
Furniture and Home Furnishings Stores-442	9,646,465	1,206,566	8,439,899
Furniture Stores-4421	5,100,621	251,575	4,849,046
Home Furnishing Stores-4422	4,545,844	954,991	3,590,853
Electronics and Appliance Stores-443	7,538,338	3,162,485	4,375,853
Appliances, TVs, Electronics Stores-44311	5,711,372	2,745,843	2,965,529
Household Appliances Stores-443111	1,469,852	166,790	1,303,062
Radio, Television, Electronics Stores-443112	4,241,520	2,579,053	1,662,467
Computer and Software Stores-44312	1,547,265	408,757	1,138,508
Camera and Photographic Equipment Stores-44313	279,701	7,885	271,816
Building Material, Garden Equip Stores-444	46,332,615	58,877,936	(12,545,321)
Building Material and Supply Dealers-4441	42,745,981	56,979,118	(14,233,137)
Home Centers-44411	17,085,344	19,740,794	(2,655,450)
Paint and Wallpaper Stores-44412	1,114,453	293,550	820,903
Hardware Stores-44413	3,230,905	5,086,146	(1,855,241)
Other Building Materials Dealers-44419	21,315,279	31,858,627	(10,543,348)
Building Materials, Lumberyards-444191	7,488,671	10,864,147	(3,375,476)
Lawn, Garden Equipment, Supplies Stores-4442	3,586,634	1,898,818	1,687,816
Outdoor Power Equipment Stores-44421	638,121	0	638,121
Nursery and Garden Centers-44422	2,948,513	1,898,818	1,049,695
Food and Beverage Stores-445	46,900,756	46,868,736	32,020
Grocery Stores-4451	42,589,771	45,804,932	(3,215,161)
Supermarkets, Grocery (Ex Conv) Stores-44511	40,546,645	45,261,487	(4,714,842)
Convenience Stores-44512	2,043,127	543,445	1,499,682
Specialty Food Stores-4452	1,258,551	100,005	1,158,546
Beer, Wine and Liquor Stores-4453	3,052,434	963,799	2,088,635
Health and Personal Care Stores-446	29,160,682	12,951,495	16,209,187
Pharmacies and Drug Stores-44611	25,586,862	12,385,570	13,201,292
Cosmetics, Beauty Supplies, Perfume Stores-44612	1,076,537	140,608	935,929
Optical Goods Stores-44613	629,395	0	629,395
Other Health and Personal Care Stores-44619	1,867,888	425,316	1,442,572
Gasoline Stations-447	38,368,892	21,280,626	17,088,266
Gasoline Stations With Conv Stores-44711	29,025,253	19,224,286	9,800,967
Other Gasoline Stations-44719	9,343,639	2,056,340	7,287,299
Clothing and Clothing Accessories Stores-448	11,172,205	324,551	10,847,654
Clothing Stores-4481	7,719,233	141,681	7,577,552
Men's Clothing Stores-44811	533,389	0	533,389
Women's Clothing Stores-44812	1,703,300	102,144	1,601,156
Childrens, Infants Clothing Stores-44813	454,079	0	454,079
Family Clothing Stores-44814	4,366,091	0	4,366,091
Clothing Accessories Stores-44815	203,002	0	203,002
Other Clothing Stores-44819	459,373	39,538	419,835
Shoe Stores-4482	1,232,840	0	1,232,840
Jewelry, Luggage, Leather Goods Stores-4483	2,220,132	182,870	2,037,262
Jewelry Stores-44831	2,043,531	182,870	1,860,661
Luggage and Leather Goods Stores-44832	176,601	0	176,601
Sporting Goods, Hobby, Book, Music Stores-451	5,040,047	3,507,072	1,532,975
Sporting Goods, Hobby, Musical Inst Stores-4511	3,919,955	3,321,721	598,234
Sporting Goods Stores-45111	1,875,892	3,277,591	(1,401,699)
Hobby, Toys and Games Stores-45112	1,373,755	44,130	1,329,625
Sew/Needlework/Piece Goods Stores-45113	375,635	0	375,635
Musical Instrument and Supplies Stores-45114	294,672	0	294,672
Book, Periodical and Music Stores-4512	1,120,092	185,351	934,741
Book Stores and News Dealers-45121	771,148	185,351	585,797
Book Stores-451211	694,971	185,351	509,620
News Dealers and Newsstands-451212	76,177	0	76,177
Pre-recorded Tapes, CDs, Record Stores-45122	348,945	0	348,945
General Merchandise Stores-452	42,498,056	4,688,957	37,809,099
Department Stores Excl Leased Depts-4521	19,304,725	3,551,855	15,752,870
Other General Merchandise Stores-4529	23,193,330	1,137,103	22,056,227
Warehouse Clubs and Super Stores-45291	19,819,388	0	19,819,388
All Other General Merchandise Stores-45299	3,373,942	1,137,103	2,236,839
Miscellaneous Store Retailers-453	9,700,086	2,817,788	6,882,298
Florists-4531	792,553	408,718	383,835
Office Supplies, Stationery, Gift Stores-4532	3,821,972	728,316	3,093,656
Office Supplies and Stationery Stores-45321	2,181,623	339,228	1,842,395
Gift, Novelty and Souvenir Stores-45322	1,640,349	389,087	1,251,262
Used Merchandise Stores-4533	675,495	65,057	610,438
Other Miscellaneous Store Retailers-4539	4,410,066	1,615,698	2,794,368
Non-Store Retailers-454	23,152,316	6,550,069	16,602,247
Electronic Shopping, Mail-Order Houses-4541	15,837,523	0	15,837,523
Vending Machine Operators-4542	889,395	0	889,395
Direct Selling Establishments-4543	6,405,399	6,550,069	(144,670)
Foodservice and Drinking Places-722	32,511,249	7,915,312	24,595,937
Full-Service Restaurants-7221	15,028,829	1,242,811	13,786,018
Limited-Service Eating Places-7222	13,030,950	6,126,723	6,904,227
Special Foodservices-7223	2,698,597	545,779	2,152,818
Drinking Places -Alcoholic Beverages-7224	1,752,873	0	1,752,873
GAFO *	79,717,082	13,617,947	66,099,135
General Merchandise Stores-452	42,498,056	4,688,957	37,809,099
Clothing and Clothing Accessories Stores-448	11,172,205	324,551	10,847,654
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Existing Pre-Construction Leases Plantation Plaza

1. Little Joey's	3,500 ft.	\$19	\$66,500
2. Plantation Realty	3,000	\$18	\$54,000
3. K&H Golf Carts	3,000	\$19	\$57,000
4. Green Velvet Spa	1,400	\$16 no*	\$22,400
5. Great Lakes Carpet & Tile	5,000	\$17 no *	\$85,000
6. Principal Financial Group	1,400	\$20	\$28,000
7. FireHouse Subs	2,800	\$20	\$56,000
8. Chinese Takeout	1,400	\$19	\$27,000
9. Nail Salon	1,400	\$19	\$27,000
	22,900 (of 37,032 Total SF—62%)		

All leases are triple net and have 4% escalators after year 3
No*= No buildout allowance

The above Tenants either represent leases or LOI's.

Project Status

- Engineering Completed
- 251,000 SF Site
- 5.5 Acres Located In The County
- 37,032 Total Leasable SF Retail Plaza
- Two 4995 SF Retail/Restaurant Space
- Two 1520 SF Spaces
- Two 3591 SF Spaces
- Twelve 1400 SF Spaces
- 90 - 120 Day Projected Build-out
- Permitting Submitted with Lake County Awaiting Completion
- All DOT Approvals Completed
- Permitting With St. Johns Water Management completed
- Water, Sewer, Cable, Phone, & Electric at property (utility agreement with *The Plantation*)
- 2 Points of Ingress/Egress to Property Including From *The Plantation* including golf cart access for the residents from *The Plantation*
- 191 Parking Spaces
- Zoning for Retail, Professional Office, & Restaurant



- **4200 residents; 2800 homes in Plantation**
- **Site Permits completed**
- **Estimated CAM \$3.75 to \$5.00 per SqFt**

Project Buyout: \$2.8 Million

Leases: \$21.50 SF including \$15 SF TI

